



Community Input Meeting

Grays Run Overlook, Major Preliminary Plan
CNA, Inc. Project No. 05021

DATE: December 3, 2009
TIME: 6:00 PM
LOCATION: Aberdeen Senior Center
ATTENDEES: **Presenters:**

Susan Affleck Bauer, Esq.
Bob Capalongo
Bruce McMillin

Community:

Douglas Gruber
Steve and Mary Barber
Nancy Hall
Linsey Williams
Karen Heavey
John Call
Bill and Nancy Murphy
Council Member Richard Slutzky

PURPOSE: The purpose of the meeting was to present the Major Preliminary Plan for the Grays Run Overlook project to the Community and answer any questions the public may have regarding this development.

PROCEEDINGS: The meeting was opened at approximately 6:00 PM by Mrs. Bauer and Mr. Capalongo with a short presentation of the plan. At this time the community was presented with a brochure with information about the project and asked if they had any questions or comments.

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COMMUNITY QUESTIONS AND COMMENTS:

- 1) **Douglas Gruber:** Will stormwater runoff from Grays Run be diverted away from Mr. William's property? **Answer:** Yes, most of it will be diverted.
- 2) **Douglas Gruber:** Can properties surrounding this project gain access to Public Water and Sewer? **Answer:** Possibly, but you need to request this from the County. You can call Darryl Ivins.
- 3) **Steve Barber:** Do you know how long before property owners could hook up to the sewer? **Answer:** It will take approximately a year or two before sewer would be extended far enough for the surrounding properties to hook up. The Grays Run Overlook developer must wait until the first phase of Beechtree Estates Subdivision is constructed before they can tie in their sewer and water and then extend these public systems to serve this property.
- 4) **Councilman Richard Slutzky:** The developer is only responsible for providing public water and sewer for their project. Adjacent property owners who wish to have public water and sewer extended to their site must get approval from the County on their own and may be required to pay for the extensions. Grant money may be available to offset the costs.
- 5) **Bruce McMillin:** The adjacent properties owners are not required to tie into the new public water and sewer system.
- 6) **Councilman Richard Slutzky:** Does the proposed water and sewer construction in the Beechtree Estates development need to be completed before Grays Run Overlook can tie in their proposed water and sewer? **Answer:** Yes.
- 7) **Bruce McMillin** described the proposed alignment and tie in points for the proposed public water and sewer.
- 8) **John Call:** Will the Grays Run Overlook developer be required to widen South Stepney Road? **Answer:** Probably not since it is believed that the Beechtree Estates developer will be required to widen the road.
- 9) **Steve Barber:** Will any of the proposed home lots share a boundary with his? **Answer:** Yes.
- 10) **Nancy Hall:** Will the proposed Stormwater Management Facility outfall through her property or to Grays Run? **Answer:** The outfall will be designed to direct storm flow toward Grays Run. Will the Stormwater pond be used as a sediment basin? **Answer:** It probably will be used to trap sediment during construction and converted to a permanent holding facility when the entire site is stabilized.
- 11) **Douglas Gruber:** Will there be additional public meetings for this project so the community can track it's progress and note any changes? **Answer:** There will be one more public meeting, the DAC Meeting which will be held on January 6, 2010. The CIM is designed to allow community input at the CIM in lieu of public input at the DAC Meeting. Mr. Gruber was told that all plans submitted during

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the design and approval process are public record and can be obtained by requesting them from the County.

- 12) **John Call:** What are the average home prices going to be? **Answer:** Between \$300,000 and \$400,000.
- 13) **Nancy Hall:** Will the new homeowners know exactly where their lots end and my property begins? **Answer:** The individual new home lots will have their boundaries marked with a metal rod that is buried just below the surface so it can be located with a metal detector, if needed.
- 14) **John Call:** Who is the developer? **Answer:** Union Four, LLC.
- 15) **Linsey Williams:** Is the entrance and exit sufficient for the project? **Answer:** Yes.
- 16) **Steve Barber** comment: There will still be problems with traffic even with road improvements.
- 17) **John Call:** When do you plan to start construction and when do you anticipate occupancy of the first house? **Answer:** The developer hopes to start construction in June 2010 and hopes to have a model constructed by the end of 2010.

The meeting was concluded at 7:15pm.

Cc: Harford County Planning and Zoning Office

Attachment:
CIM Sign-in Sheet

SIGN-IN SHEET

Gray's Run Community Input Meeting:

Thursday, December 3, 2009 at Aberdeen Senior Center, 6pm

	NAME	ADDRESS
1	Douglas Grubbe	626 Stepney Rd.
2	Steve & Mary Barber	820 Stepney Rd.
3	Nancy Hall	930 S. Stepney Rd.
4	Linsay Williams	802 S. Stepney Rd.
5	Karen Heaven	634 W. Bel Air Ave
6	Richard Shultzky	212 So Bond St. B.A. 21014
7	SOHN CAIL	510 S. Stepney Rd
8	BILL & NANCY MURPHY	945 S. STEPNEY
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